



## CITY OF MORGAN HILL

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### PLANNING COMMISSION

**TUESDAY, SEPTEMBER 11, 2001**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER**

**17555 PEAK AVENUE  
MORGAN HILL, CA**

#### COMMISSIONERS

CHAIR BARBARA SULLIVAN  
VICE-CHAIR PATRICIA MCMAHON  
COMMISSIONER GENO ACEVEDO  
COMMISSIONER ROBERT J. BENICH  
COMMISSIONER RALPH LYLE  
COMMISSIONER JOSEPH MUELLER  
COMMISSIONER CHARLES D. WESTON

**REGULAR MEETING - 7:00 P.M.**

#### **\*\*\* A G E N D A \*\*\***

#### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT  
CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** August 14, 2001

**CONSENT CALENDAR:**

1. **VACATION OF A PORTION OF SAN RAMON DRIVE:** Review vacation of a street held by the City as a public right-of-way and make a finding of consistency with the General Plan.

**Recommendation:** Adopt Resolution No. 01-63 by minute action.

**OLD BUSINESS:**

2. **USE PERMIT, UP-75-17: WRIGHT-FIRST ASSEMBLY OF GOD:** Review of the conditional use permit for the First Assembly of God Church located at 145 Wright Ave. in the R-2 3,500 zoning district. The Planning Commission will be reviewing the conditions of approval for compliance and Church activities in response to a noise complaint. (APN 764-20-001 & 073)

**Recommendation:** Discussion.

**NEW BUSINESS:**

3. **VARIANCE, VAR-01-02: MONTEREY-ZAMORA:** A request for approval to allow for the reduction in the required setback from 25 feet to 12 feet along the south property line of 17810 Monterey Rd. The proposed setback reduction would accommodate current development plans for the location of a second building and associated improvements of the Atrium office building. (APN 726-24-018 & 019)

**Recommendation:** Adopt Resolution No. 01-64 denying variance request.

4. **URBAN SERVICE AREA, USA-01-04: HALE-DELGADILLO:** A staff request to expand the application for amendment to the Urban Service Area boundary to include a 6.5 acre parcel located on the west side of Hale Avenue, approximately 200 ft. north of Via Loma.

**Recommendation:** Motion to expand application by minute action.

5. **URBAN SERVICE AREA, USA-01-02/GENERAL PLAN AMENDMENT, GPA-01-04/ANNEXATION ANX 01-01-03: ZONING AMENDMENT, ZA-01-09: HALE-CATHOLIC HIGH SCHOOL:** A request to amend the Urban Service Area boundary to include a 30 acre parcel located on the west side of Monterey Rd., east of Hale Ave. approximately 1000 ft. north of Sanchez Dr. The General Plan amendment requested is to change the land use designation from Single Family Medium to Public Facility. Annexation and rezoning of the 30 acre parcel is also requested. The proposed zoning designation for the parcel is PF, Public Facility. (APN 764-09-12)

**Recommendation:** Open the public hearing and continue to the October 9th meeting.

6. **URBAN SERVICE AREA, USA-01-06/GENERAL PLAN AMENDMENT, GPA-01-06/ZONING AMENDMENT, ZA-01-17/ANNEXATION, ANX-01-05: CONDIT-CITY OF MORGAN HILL SOCCER COMPLEX:** A request to amend the Urban Service Area boundary to include a 35 acre parcel located on the east side of Condit Rd., west of Murphy Ave. between San Pedro Ave. and Barrett Ave. The General Plan amendment requested is to change the land use designation from Rural County to Public Facility. Annexation and rezoning of the 35 acre parcel is also requested. The proposed zoning designation for the parcel is PF, Public Facility. (APN 817-13-01)

**Recommendation:** Adopt Resolution Nos. 01-65 (urban service area), 01-66 (general plan amendment), 01-67 (zoning amendment), and 01-68 (annexation), with recommendation to forward requests to the City Council for approval.

7. **GENERAL PLAN AMENDMENT, GPA-01-03: MONTEREY-CHANG:** A request to amend the General Plan land use designation on a 27 acre parcel located on the east side of Monterey Rd. approximately 500 ft. south of John Wilson Way. The General Plan amendment request would change the land use designation on the parcel from Residential Estate to 6.77 acres of Commercial land use and 19.98 acres to Industrial. (APN 825-06-16)

**Recommendation:** Open and close the public hearing. Motion to table application.

**OTHER BUSINESS:**

8. **COYOTE VALLEY INTERIM PLANNING PRINCIPLES:** Review of proposed interim planning principles to guide land use decision-making in the Coyote Valley Greenbelt.

**Recommendation:** Recommend City Council endorsement of Interim Principles by minute action.

9. **APPOINTMENT TO DOWNTOWN DESIGN PLAN UPDATE TASK FORCE:**

**Recommendation:** Appoint two members to serve on the Task Force.

**TENTATIVE UPCOMING AGENDA ITEMS FOR THE SEPTEMBER 25, 2001 MEETING:**

- **ZA-01-03: Hale-Glenrock/Shea Homes**
- **ZA-01-18: McLaughlin-Jones**
- **SD-01-04: McLaughlin-Jones**
- **DA-01-02: McLaughlin-Jones**
- **Affordable MP Competition, MP-00-31: Church-South County Housing**

**ANNOUNCEMENTS:**

- **Joint Planning Commission/City Council/Housing Element Task Force Workshops  
October 29 and December 12, 2001**

**CITY COUNCIL REPORTS**

**ADJOURNMENT**

**SPEAKER CARD**

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

**NOTICE**  
**AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

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**NOTICE**

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*